

## Clairemont Community Planning Group

### Minutes of the Meeting of October 17, 2017 Alcott Elementary School Auditorium

A Naveen Waney - <b>Chair</b> P Nicholas Reed – <b>Vice Chair</b> P Margie Schmidt - <b>Secretary</b> P Delana Hardacre- <b>Treasurer</b>	P Harry Backer P Kevin Carpenter P Cecelia Frank A Chad Gardner	P Richard Jensen P Gary Christensen P Jason Young	P Daniel Smiechowski A Lynn Adams P Susan Mournian L Billy Paul
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P – Present    A – Absent    L-Late

**Item 1. Call to Order / Roll Call**

Vice Chair Nick Reed called the meeting to order at 6:30 p.m.. Roll call was taken and a quorum present.

**Item 2. Non-Agenda Public Comment** – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 2-minute time limit per speaker.

**Public:**

Matt Strabone states is running for Assessor/Recorder/County Clerk. Will hold public workshops in each community re: taxes, services, etc.

Priscilla Hegger works in injury prevention at Rady Children's Hospital. Ross Elementary is requesting a stop sign at intersection near school. Desires that it be an item on the agenda at future meeting.

**Committee Members:**

Harry: voiced concerns over condition of many streets (Morena Blvd, Ingulf, etc.).

Daniel: Suggests people interested in obtaining solar contact Grid Alternatives, a nonprofit.

Margie: DeAnza revitalization plan meeting scheduled for 11/7.

Nick: Raised possibility of a December meeting.

Ryan: Recent fatal motorcycle accident on Mt. Acadia. Requests improved signage/reflectors/safety features. Also Denver St is designated no trucks over 5 tons but City Chevrolet trucks freq seen on the street.

Jason: States weight limit (<5 tons only) is also being exceeded on Jutland and Moraga.

**Item 3. Modifications to the Agenda** – Requires 2/3 approval.

None

**Item 4. Approval of Minutes:** Delana clarified that no Treasurer report made d/t her absence. Motion by Susan to approve with that modification, second by Margie.

**VOTE:** 10-0-2 (Gary & Delana abstain d/t absence)

**Item 5. Council Representative Reports**

**District 2 Council Report, Marc Schaefer, Community Liaison, [mpschaefers@sanidiego.gov](mailto:mpschaefers@sanidiego.gov)** Not present.

**District 6 Council Report, Dan Manley, Community Liaison, [dmanley@sanidiego.gov](mailto:dmanley@sanidiego.gov)** States office has requested improved pedestrian safety interventions around elementary schools in district. Friends of pedestrian killed near Longfellow Elementary are advocating for a playground in her memory. Anticipate its completion in approximately one year.

Re Safe Parking Zones: one near Interstate 15 & Aero Dr will open shortly for homeless.

Ryan raised possibility of Qualcomm Stadium use. Susan suggested Fiesta Island use for camping. Daniel suggests support for landlords to offer very low cost housing for homeless. Richard asks what type of structures are constructed at Safe Parking sites. Response: no permanent structures. Harry asks whether the sites are supervised? Response: Yes.

**SANDAG Mid Coast Quarterly Update, Sharon Humphries.** Track has been delivered. Half of SD River bridge completed, in January trains will begin using new bridge, then construction of other half will begin. Grading for light rail underway. Undergrounding of relevant utilities. Coordinating with Pure Water team so infrastructures will not be in conflict. Stations will be built by SANDAG but there will be private developments occurring adjacent to Clairemont and possibly Tecolote stations.

Harry voiced concerns regarding poor condition of streets related to construction (Morena & Ingulf). Delana states Ticonderoga also affected. Cece questions whether plans for development near stations will come before the Board; Response: Yes. Daniel states will have significantly increased population in future; Response: SANDAG Mobility Hubs group is evaluating improved access to Mission Bay. Ryan asks if on time and on budget? Yes. Jason complains about out of control weeds along Morena. Public member: Is there a color for the line? Blue line. Another public member: Question regarding work in vicinity of her condo complex. Contact info provided for these questions. [www.SANDAG.org/Midcoast](http://www.SANDAG.org/Midcoast) for more information/communication.

#### **Item 6. Action Items**

**101. Pure Water San Diego Project Site Development Permit – PTS: 499621 (Brent Eidson & Kelly Baylow ).** Summary overview of new water supply plan for San Diego: Have been importing 85-95% of daily water use, supported by 5 local reservoirs, is treated before distribution to public. Small amt of reclamation at present for irrigation. Pure Water will increase reclamation thru a 5 step purification process prior to water being returned to Mira Mar reservoir. Phase 1 will create 30 million gallon/day facility near present reclamation facility, start construction in 2019, facility will be on-line in 2021 and produce a third of our needed water supply. (Later Phases 2 & 3 will add an additional 53 million gallons/day located elsewhere in city.) Pump station to be built at Sherman & Custer. A double pipe will run from there to Mira Mar, one to divert sewage to be treated, the other to return brine which will continue to the Point Loma treatment facility prior to discharge in the ocean.

EIR is well underway, draft is available for comment until 11/27/17. Two significant impacts identified: transportation and noise impacts d/t construction only. Positive impacts of improved water supply and water quality. Plan is also consistent with Climate Action Plan. Requires a Site Development Permit. Soliciting recommendation from each of 6 communities being impacted.

Pipe to be placed by open cut of roadways (Morena to Denver to Clairemont Dr. to Clairemont Mesa Blvd to Genessee) except at SR52 where will tunnel under. Plans to minimize traffic impacts and perform work at night where road closures necessary. If break in pipe will divert flow back to pump station.

Richard voiced concerns re noise of night construction. Response: EIR document lists mitigation measures.

Harry asked re type of piping for pressurized lines with concern about failures. Poor quality control on previous projects. Repaired streets must be repaved not just slurry seal.

Daniel asks what is plan for citizen complaints/concerns? Response: Will have a project liaison contact.

Margie recently toured Pure Water demonstration project, encourages others to do so also. Asks about environmental impacts where crossing creeks/rivers; Response: will use trenchless tunneling under creeks.

Delana asks about notification of businesses that may be impacted by road closures; Response: direct mailers to 300ft around construction sites.

Kevin asks rationale for routing choice because will heavily impact our community; Response: Is preferred route because of least impacts, environmental and otherwise.

Ryan referenced related projects that have been developed in Florida and Louisiana that may be more cost effective than this.

Jason suggests 300ft might not be sufficient noticing and requests street sweeping of side streets for debris.

Nick inquires about timing of repaving. Response: will put cap on initially prior to repaving.

Margie states that Morena Corridor Specific Plan calls for some roadway realignment in Linda Vista that may impact pipelines; response: they are aware.

Billy identified areas that are concerns about pipe break risks. Response: sensors will note breaks and pump will shut off. Billy suggests electronic valves at Denver & Clairemont to prevent backflow.  
Kevin hopes that improved medians might be a positive result of this project.  
Public Comments: Luis Roderico: Usually high pressure clean water, not sewage. Voices opposition to project unless have a double hulled construction with drainage to sewer.  
Paul Smith: Asked for clarifications.  
Public Member: Concerned that sewer gases eat concrete.

Motion by Billy to approve project but require electronic emergency shut off valves be put 100ft before Denver St. and on either side of SR52 to prevent sewage spillage, second by Daniel.  
Richard states does not feel project should go through residential area. Billy states is no other alternative.  
Delana asks if Billy would utilize “recommend” rather than “require”. Billy states that by his experience valves are imperative.  
Susan calls to question.  
**VOTE: 5-8-0** Opposed Richard, Cece, Delana, Gary, Susan, Jason, Harry, Ryan. Motion fails.

Motion made by Richard to not approve alignment of Pure Water Pipeline through residential streets of Clairemont community, second by Susan.  
Daniel asks if any other alternatives; Response: is least impactful alignment. Margie asks if treatment facility can be located in Morena and pumping only clean water through the community. Harry concerned re inevitable failures. Susan states we are an advisory group and should express our concerns. Richard suggests other alignments possible.  
**VOTE: 5-7-1** Opposed Billy, Daniel, Nick, Kevin, Gary, Ryan, Harry. Abstention Margie. Motion fails.

**102. Residential Project, 3040 Clairemont Dr. (Scott Spencer & Zac Dementia)** Site zoned CC-24 (front half commercial, back portion 19 residential units). In response to comments from Project Review Sub Committee regarding aesthetics, have continued similar design across existing commercial building on site; also will add landscaping and signage on Burgener access.

Kevin indicated that PRS did not recommend approval (vote was 5-2-0). Notes some attempt made to address concerns but remains unsatisfactory.

Susan is supportive because of solar component and affordable units.

In response to questions by Jason clarification provided about businesses there (auto sales will leave, driving school and Safari Signs to remain).

Residential includes 4 -3bdrm, 9 -2bdrm, 6-1bdrm units; 3 affordable; 63 parking spots (24 under bldg., 8 shared spaces); 5700 sq ft existing commercial, 1500 sq ft new commercial.

Margie voiced concern that project has limited vision and hopes that potentially future redevelopment of adjacent sites will be integrated with this development; also requests that site maintenance be of higher quality than currently evident on nearby properties held by owners.

Daniel supports increased affordable housing element. Harry concerned about screening of auto repair property; Response: will screen with shrubs. Cece states that arches on existing building are incongruent with new building and has concerns re parking. Richard praises manner of tying two buildings together. Billy feels is massive overbuild and can't anticipate parking on Clairemont Dr because bike lanes are needed there. Nick inquires about property at 3050 Clairemont Dr. Response: some shared ownership and possible integration in the future; new commercial will hopefully be service related.

Motion by Delana to accept project as proposed, second by Ryan.

Daniel states project not in alignment with CAP & affordable housing and can't support. Gary made clarifying comments. Susan notes that #150 bus line will go by site. Billy asks if will convert to condos? Response: No.

**VOTE: 9-4-0** (Opposed by Billy, Margie, Cece, Daniel). Motion passes.

**103: Median Plant Scheme Selection – Balboa Ave. Corridor Project (Joseph Khilla, P.E., City of SD, [JKhilla@sandiego.gov](mailto:JKhilla@sandiego.gov))** A number of improvements planned to intersections with goal to improve safety along Balboa corridor: improved signals, new poles and pre-emptive emergency vehicle sensors. Planting the

median at Balboa & Mt. Abernathy part of project. Seeking input on this topic. Review of current median landscaping on either side which have a combination of drought tolerant and non-drought tolerant materials. Two options suggested, one is only drought tolerant. Project to begin in Spring 2018, completion in 2019. Billy states was chair of Balboa Ave. project, reviewed history of improvements. This area was intended to be landscaped similar to medians to east.

Ryan supports palo verde trees and option #2. Jason reiterates same.

Kevin states Tipu trees to east help slow traffic and provide consistency. Understands that a water main under the median prevents planting of trees. Option 2 would be a new palette of material. Supports option 1 with modifications.

Nick reads statement by Glen Schmidt related to project: will forward to speaker.

Margie questions if water main only under this portion of median preventing the planting of trees or if it exists under the medians where trees are located as well? Response: Current standard prevents it in this scenario.

Margie makes motion to closely match planting with medians to the east. Billy suggests modification stating “east of Mt Abernathy “and “to include Tipuana Tipu trees wherever possible.” Margie accepts modification.

Billy seconds motion.

Daniel calls attention to shrubbery on Balboa Ave at Moraga that prevents pedestrian safe passage.

Cece encourages easy maintenance.

Joseph Khilla states will discuss with Landscape Architecture regarding potential for use of trees.

Billy clarifies that medians are maintained by a special fund from State of California.

**VOTE: 13-0-0.**

**Item 7. Informational Items**

None

**Item 8. Workshop Items**

None

**Item 9. Potential Action Items**

None

**Item 10. Reports to Group**

**Chair Report – Naveen Waney – No Report**

**Vice-Chair/Parking & Transportation Report – Nicholas Reed –** Sub committee meeting planned for December to address Longfellow Elementary pedestrian issues and Moraga traffic circles.

**Balboa Station – Harry Backer – No Report**

**Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt –** City states they are continuing to review comments regarding the draft. Anticipate having a meeting in Nov/Dec to respond to comments. Expect EIR and traffic study completion and release after first of the year.

**MCAS Miramar – Cecelia Frank –** Attended the air show.

**Treasurer – Delana Hardacre –** Delana reported that there is \$229.61 in the CCPG Bank Account.

**Community Plan Update – Susan Mournian –** Encourage community to visit [clairemontengaged.org](http://clairemontengaged.org)

**Clairemont Town Council – Delana Hardacre –** No report

**Project Review Subcommittee – Kevin Carpenter –** No additional report

**By-Laws – Jason Young –** No Report

**Adjournment at 9:00 PM**

**The next meeting will be held on November 14, 2017, 6:30pm at Alcott Elementary School.**